

PERMANENT BMP NOTES

RESIDENTIAL DRIVEWAYS AND GUEST PARKING AREA NOTES
THE DESIGN OF DRIVEWAYS AND PRIVATE RESIDENTIAL PARKING AREAS SHALL USE AT LEAST ONE OF THE FOLLOWING FEATURES:

1. DESIGN DRIVEWAYS WITH SHARED ACCESS, FLARED (SINGLE LANE AT STREET) OR WHEELSTRIPS (PAVING ONLY UNDER TIRES) OR DRAIN INTO LANDSCAPING PRIOR TO DISCHARGING TO THE STORMWATER CONVEYANCE SYSTEM.
2. UNCOVERED TEMPORARY OR GUEST PARKING ON PRIVATE RESIDENTIAL LOTS SHALL BE DESIGNED TO DRAIN INTO LANDSCAPING PRIOR TO DISCHARGING TO THE STORM WATER CONVEYANCE SYSTEM.

PARKING AREA NOTES
THE FOLLOWING DESIGN CONCEPTS SHALL BE CONSIDERED, INCORPORATED AND IMPLEMENTED WHERE DETERMINED APPLICABLE AND FEASIBLE BY THE COUNTY:

1. WHERE LANDSCAPING IS PROPOSED IN PARKING AREAS, INCORPORATE LANDSCAPE AREAS INTO THE DRAINAGE DESIGN.
2. OVERFLOW PARKING (PARKING STALLS PROVIDED IN EXCESS OF THE COUNTY'S MINIMUM PARKING REQUIREMENTS) MAY BE CONSTRUCTED WITH PERMEABLE PAVING.

EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN NOTES
THE FOLLOWING METHODS TO REDUCE EXCESSIVE IRRIGATION RUNOFF SHALL BE CONSIDERED, INCORPORATED AND IMPLEMENTED WHERE PRACTICABLE:

1. PROJECT SHALL USE RAIN SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION.
2. IRRIGATION SYSTEMS SHALL BE DESIGNED TO EACH LANDSCAPE AREAS SPECIFIC WATER REQUIREMENTS.
3. FLOW REDUCERS OR SHUTOFF VALVES TRIGGERED BY A PRESSURE DROP SHALL BE USED TO CONTROL WATER LOSS IN THE EVENT OF BROKEN SPRINKLER HEADS OR LINES.

GENERAL NOTES

HYDROLOGY AND HYDRAULICS
1. REFER TO HYDROLOGY REPORT FOR SPECIFIC SIZE REQUIREMENTS AND CAPACITIES OF PIPES, CHANNELS, SWALES AND UNDERGROUND DETENTION SYSTEM.

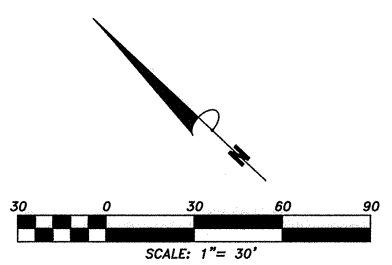
**LAND DISTURBANCE
AREA
57,156 SQ. FT.
1.31 ACRE**

PERMANENT BMPs

DESCRIPTION	CASQA STD. DWG DEVELOPMENT/REDEVELOPMENT	SYMBOL
CONSERVE NATURAL AREAS, MAXIMIZE NATURAL WATER STORAGE AND INFILTRATION OPPORTUNITIES AND PROTECT SLOPES AND CHANNELS	SD-10	SD-10
DRAINAGE FROM ROOF AREAS AND OTHER IMPERVIOUS SURFACES SHALL BE DIRECTED TO FLAT VEGETATED AREAS	SD-11	SD-11
MINIMIZE RUNOFF OF EXCESS IRRIGATION WATER FROM SITE	SD-12	SD-12
SLOPE PAVEMENT TOWARD FLAT VEGETATED AREAS	SD-20	SD-20
TREAT RUNOFF THROUGH A VEGETATED OR GRASS SWALE	TC-30	TC-30

LEGEND

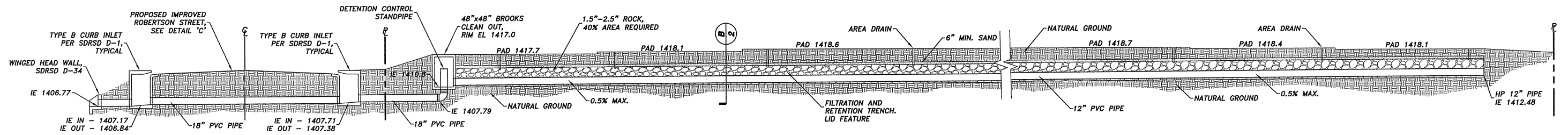
- CUT SLOPE
- FILL SLOPE
- DRAINAGE SWALE OR DIRECTION OF FLOW
- FILTRATION/ DETENTION SYSTEM, LID FEATURE. SEE SECTION 'A'
- ROOFTOP DOWN DRAINS, LID FEATURE. TYPICAL.
- BIOSWALE, LID FEATURE. SEE SECTION 'F'
- 8" AREA DRAIN, LID FEATURE
- CURB CUT, SEE DETAIL 'C' LID FEATURE



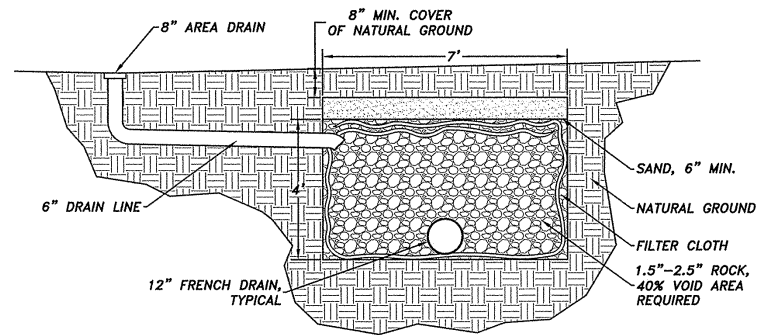
Tri-Dimensional Engineering, Inc.
ENGINEERING • PLANNING • SURVEYING
P.O. BOX 791 POWAY, CA 92074 (858)748-8333 FAX (858)748-8412

COUNTY OF SAN DIEGO, CALIFORNIA	
PERMANENT BMP PLAN	
VILLAGE WALK TOWNHOMES LA BREA STREET RAMONA, CALIFORNIA	ORIGINAL
	01/12/09
	05/01/09
	08/01/09
DRAWN BY: G. FARMER	
CHECKED BY: E. GRABBE	
SHEET 1 OF 2	

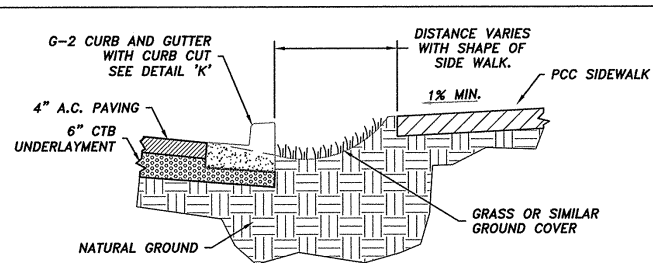
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PLAN TYPE CP FILE LOC
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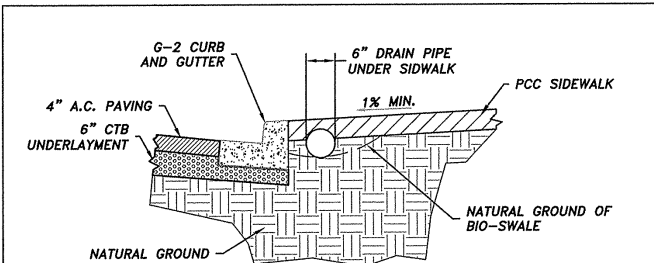
SECTION 'A'
FILTRATION AND DETENTION SYSTEM, LID FEATURE
 NO SCALE



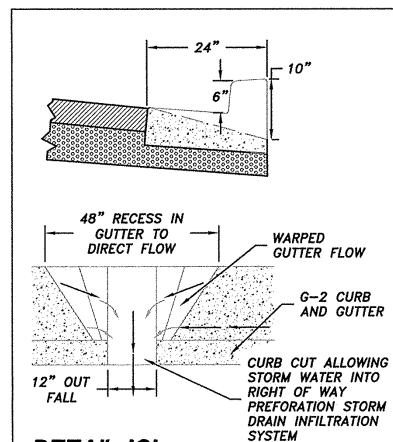
SECTION 'B'
FILTRATION/ RETENTION TRENCH CROSS SECTION, LID FEATURE
 NO SCALE



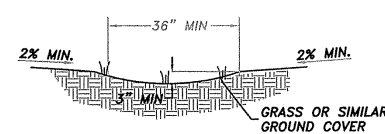
SECTION 'D'
CURB CUT/ STORM DRAIN SYSTEM, LID FEATURE
 NO SCALE



SECTION 'E'
UNDER THE SIDE WALK DRAINS, LID FEATURE
 NO SCALE



DETAIL 'C'
G-2 CURB WITH CURB CUT
LID FEATURE
 NO SCALE



SECTION 'F'
GRASS LINED SWALE BIOFILTER
LID FEATURE
 NO SCALE



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	01/12/09
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DRAWN BY: G. FARMER CHECKED BY: E. GRABBE	
SHEET 2 OF 2	

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